

## \$395,900 - 4807 52 St, Redwater

MLS® #E4305466

**\$395,900**

Bedroom, Bathroom, 2,165 sqft  
Industrial on 0.00 Acres

Redwater, Redwater, AB

Expose your business to prime location, success, access, and visibility! This commercial property is on 2 LOTS in the growing Town of Redwater. There is a separate side entrance to 2 large office spaces and a 2pc bathroom.....windows and electrical have been updated. The metal frame shop has original wood floors, radiant heat, a 2pc bathroom, utility room, great mezzanine storage, 220 volt, 10ft overhead door, a side loading dock. Plus, an additional work room with another 10ft overhead door & radiant heat. There is lots of parking space and a back alley. The revenue possibilities are endless for the 3 usable spaces.....a smart investment!

Built in 1947

### Essential Information

MLS® #	E4305466
Price	\$395,900
Square Footage	2,165
Acres	0.00
Year Built	1947
Type	Industrial

### Community Information

Address	4807 52 St
Area	Sturgeon



Subdivision	Redwater
City	Redwater
Province	AB
Postal Code	T0A 2W0

**Exterior**

Construction	Metal
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**Additional Information**

Date Listed	July 18th, 2022
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Listing information last updated on May 4th, 2024 at 10:16pm MDT